

13,920 SF Office/Warehouse for Sale

302 Swan Ave., Centralia, IL 62801



- **Main Building: 12,000 SF**
 - 1,228 SF Office
 - (2) 8'x8' Dock Doors; (1) 12'x14' Drive-In Door
 - Fully Sprinkled
 - 16' Ceiling Height
- **Secondary Warehouse: 1,920 SF**
 - (1) 8'x16' Drive-In Door
 - 11' Ceiling Height

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COMMERCIAL REAL ESTATE SOLUTIONS
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Steve Zuber – SIOR, CCIM
C: 314.409.7283

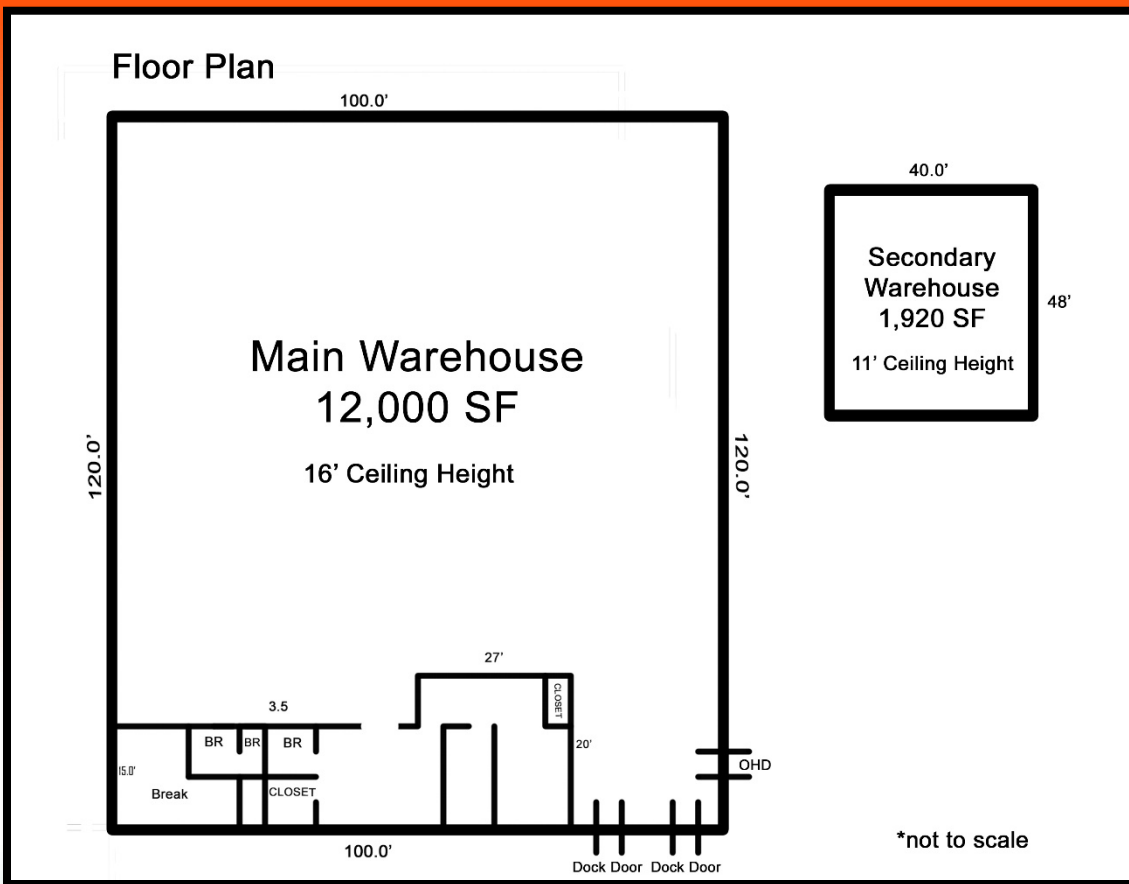
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James Leopold - CCIM
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Sale Price: \$199,900





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2 - Building Complex in the Centralia, IL Industrial Park

12,000 SF Main Warehouse

10,772 SF Warehouse Space with 16' Ceilings; 1,228 SF Office Space. Building is Fully Sprinkled, Heated, Insulated and Ventilated Equipped with Male and Female Restrooms and Break Room Area

1,920 SF Secondary Warehouse

Wood Framed Detached Warehouse, Heated and Insulated 8'x16' Grade Level Door and 11' Ceilings

The Industrial Park is Located 60 Miles from downtown St. Louis
5 - Miles from Interstate IL-64 and IL-57



Listing No: 1335
Industrial
 Office / Warehouse

302 Swan Avenue
 Centralia, IL 62801

SALE INFORMATION:

For Sale: Yes
 Sale Price: \$199,900
 Sale Price/SF: \$14.36
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: No
 Lease Rate:
 Lease Type:
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:

Total SF Available: 13,920 SF
Min Divisible SF: 1,920 SF

SQUARE FOOT INFO:

Building Total: 13,920 SF
 Total Available: 13,920 SF
 Direct Lease: 0 SF
 Sublease: 0 SF
 Office: 1,228 SF
 Warehouse: 12,692 SF
 Min Divisible: 1,920 SF
 Max Contiguous: 12,000 SF

LAND MEASUREMENTS:

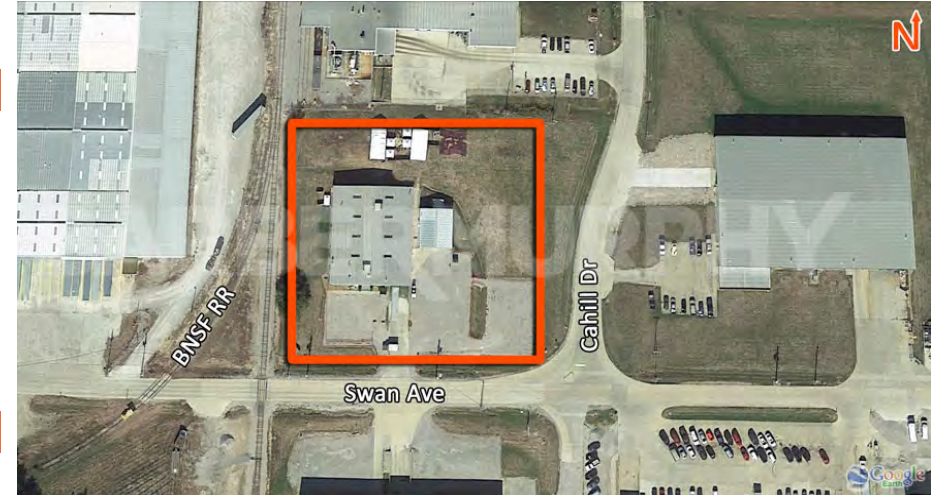
Acres: 2.00
 Frontage: 480 FT
 Depth: 181 FT

PROPERTY INFORMATION:

Parcel No: 14-30-000-055	TIF: No	Property Tax: \$6,063.40
County: Marion	Enterprise Zone: Yes	Tax Year: 2018
Zoning: Industrial	Foreign Trade Zone: No	
Zoning By: City of Centralia	Survey: No	
Industrial Park: Centralia Industrial Park	Environmental: No	
Prior Use: Mfg Band Uniforms	Archaeological: No	

STRUCTURAL DATA:

Year Built: 1984	Clearance Min: 16'	Style: Steel Frame
Rehab Year: 2000	Clearance Max: 20'	Roof: Metal
Bay Spacing: Clear Span		Exterior: Metal
		Floors: 1
		Floor Type: Reinforced Concrete
		Floor Thickness: 6"
		Floor Drains: No



302 Swan Avenue
Centralia, IL 62801

UTILITY INFORMATION

Water Provider:	City of Centralia	Service:		Location:	On Site
Sewer Provider:	City of Centralia	Service:		Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:	800 KVA	Phase:	3		
Low Volts:	110	High Volts:	480		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	2	Size:	8'x8'	Parking:	40
Dock Levelers:	N/A	Capacity:	N/A	Surface Type:	Rocked
Drive-In Doors:	1	Size:	12'x14'	Yard:	N/A
Box Van Doors	No			Extra Land:	N/A
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	No				
Heating:	Warehouse	Men's Restroom:	Yes		
Cooling:	Office	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	Yes		
Sprinklers:	Yes	Ventilation:	Yes		
Lighting:	Fluorescent	Compressed Air:	Yes		
Skylights:	No				

TRANSPORTATION

Interstate:	I-57
Rail:	Adjacent
Barge:	N/A
Airport:	N/A

Listing Broker(s)

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Comments

2 - Building complex in Centralia, IL industrial park.
12,000 SF Main Warehouse includes a 1,200+ SF Office, 2 Docks Doors and 1 Drive-In Door.
Secondary Buidling is a 1,920 SF Heated, Wood Framed, Detached Warehouse with 16'x8' Grade Level Door.
Located 60 Miles from downtown St. Louis. 1- Hour drive
5 - Miles from Interstate IL-64 and IL-57.